



#### East Lampeter Township

June 28, 2019

Herbert, Rowland & Grubic, Inc.

# Agenda

- 1) Decisions made at the June 17th Board of Supervisors Meeting
- 2) Allocation of Stormwater Cost per Property
- 3) ERU Based Fee Structures
- 4) Tiered Fee Structure
- 4) Fee Examples







# Decisions made at the June 17 Board of Supervisors Meeting

- 1. The Township intends to expand ELSA to take on stormwater management.
  - a. ELSA will take on stormwater management and hire the Township to provide operation, maintenance, admin, MS4 permitting, and related services.
  - b. Solicitors to work together to amend the Authority's Articles of Incorporation and Bylaws.
  - c. Documents will be prepared to potentially facilitate expansion/regionalization or merging with a regional SWA in the future.
- 2. The Township desires to work with the Authority to provide a "Comprehensive" level of SW services
  - a. To be done to ensure regulatory compliance is met in order to avoid fines and provide a better quality of life for residents and property owners.
  - b. Currently estimated to cost ~ \$1.4M/year through 2023.
- 3. The proposed Public Education and Outreach strategy appears appropriate at this time.





## Preliminary Fee Example



Preliminary DRAFT calculations.

Herbert, Rowland & Grubic, Inc. Engineering & Related Services

# Fee Calculation

What is the basis for calculating your parcel area based on stormwater user fees?



Source: Black & Veatch, 2018 Stormwater Utility Survey







# Impervious Area







# Properties and IA in East Lampeter Twp.







# Fee Types

ERU	48.6%	71%
Some square footage impervious	22.1%	
Not ERU - unclassified	15.5%	
Residential Equivalence Factor (REF)	6.7%	
Flat fee [for all properties]	1.9%	
Tier	1.5%	
Per total square foot	1.1%	
Flat fee for +2 zoning categories	1.0%	
Based on parcel size	0.7%	Ref: data froi Stormwater U 2014
Flat fee [residential & non-residential properties]	0.4%	
Based on water meter/usage	0.4%	
Parking spaces	0.1%	_
Intensity development factor	0.1%	_

ef: data from WKU tormwater Utility Survey 014





#### Impervious Area Single Family Residential (SRF)



No. of Properties Count of Imp Total Cumulative

#### Tiers for Residential

#### Are all Residences Equal?











If you have a tiered residential rate structure, please indicate the total number of tiers.



Source: Black & Veatch, 2018 Stormwater Utility Survey

#### Tiers for just Single Family Residential (SRF)



%

ativ

3

No. of Properties ---Count of Imp Total

#### Rate Example for Single Family Residential (SRF)



#### Non-Residential Rate Calculation - ERU





TOTAL ERU's =		13 ERUs
	ERU =	2,100 sf
Total Impervious A	Area =	27,300 sf
Parking Lot =		18,800 sf
Building =		8,500 sf



#### Impervious Area All Parcels

Impervious Area Distribution of All Properties



No. of Properties ---Count of Imp Total

### Tiers For All Parcels



No. of Properties --- Count of Imp Total

#### Potential Rates for Tiered Structure



No. of Properties ----Count of Imp Total

## Comparison of Alternatives

Option	A - Tiered	per ERU		(Residential Tier				
					ERU =	2,100	sq ft of IA	
		Tier IA Range	% of			# of		Annual Revenue
Class	Tier	(sq ft)	Properties	% of IA	Monthly Charge	Properties	# of ERUs	(see Note)
۲۲	0	0-499	1.6%	0.1%	No Fee	66	0	\$0
	1	500-1499	28.4%	1.8%	\$2.30	1,158	579	\$23,331
ntia	2	1500-2999	53.1%	7.3%	\$5.30	2,162	2,162	\$100,377
side	3	3000-3999	8.5%	1.9%	\$8.50	346	553.6	\$25,763
Re	4	Over 4000	10.0%	5.3%	\$5.50 Per ERU	408	1,580	\$26,226
Non Res.	NA	All Non Res		83.6%	\$5.50 Per ERU	1,234	25,403	\$1,179,393
					Total:	5,374		\$1,355,091

<b>Option B - Tiered All Customer Classes</b>		(No differentiati						
Class	Tier	Tier IA Range (sq ft)	% of Total Properties	% of IA	Monthly Charge	# of Properties	Avg IA for Tier (sq ft)	Annual Revenue (see Note)
S	0	0-499	6.5%	0.1%	No Fee	349	98	\$0
ISSe	1	500-1499	22.0%	1.9%	\$2.60	1,181	993	\$26,898
, Cla	2	1500-2999	41.7%	7.6%	\$5.50	2,241	2,109	\$107,971
mei	3	3000-4599	8.7%	2.7%	\$9.30	470	3,588	\$38,290
sto	4	4500-7999	5.2%	2.7%	\$15.65	277	6,023	\$37,975
All Cu	5	Over 8000	15.9%	85.1%	\$15.65+ \$2.60 per 1000 over 8,000	856	61,872	\$1,167,646
					Total:	5,374		\$1,378,780

#### Examples of Residential Stormwater Fees in PA

Municipality	Mo	Monthly Fee				
	/ERU					
Borough of West Chester	\$	18.43				
City of Philadelphia	\$	15.53				
Borough of Clarion	\$	11.90				
Lower Paxton Township	\$	10.67				
Township of Ferguson	\$	10.00				
Borough of Dormont	\$	9.00				
City of Allentown	\$	8.70				
City of Chester	\$	8.25				
Mount Lebanon Township	\$	8.00				
City of Bradford	\$	7.90				
City of Meadville	\$	7.50				
Derry Township	\$	6.50				
Lower Allen Township	\$	6.30				
Borough of Greenville	\$	6.25				
Swatara Township	\$	5.20				
City of Lancaster	\$	4.92				
WVSA	\$	4.80				
Hampden Township	\$	4.41				

ERU = Equivalent Residential Unit
IA = Impervious Area
Italicized font reflects proposed rate
information which may not yet be

adopted.



Potential Magnitude of ELT Fee



## Stormwater Fee



• <u>Monthly</u> fees for various properties could be:

LOS	Residential	Restaurant	Church	Shopping Center	Large Industry
Sq Ft of IA	2100	25,200	52,500	126,000	630,000
ERUs	1	12	25	60	300
Fee Option A	\$5.30	\$63.60	\$132	\$318	\$1,590
Fee Option B	\$5.50	\$48.80	\$106	\$260	\$1,319

• Financial evaluation assumes no rate increase for up to 4 years.





# Comparison of Tax vs. Fees

	Resident		Commercial -		Commercial-		Commercial-	
				Relaii		Jivemence		nestaurant
Assessed Property Value	\$	218,000	\$	319,200	\$	1,441,400	\$	368,800
Annual Tax Payment related to SW	\$	162	\$	237	\$	1,072	\$	274
Annual Fee related to SW	\$	66	\$	386	\$	605	\$	683
Annual Fee with Max Credit of 40%	\$	40	\$	232	\$	363	\$	410

	Non Profit - Church		Lar	ge Commercial	Large Developer		
Assessed Property Value	\$	2,033,100	\$	38,802,000	\$	287,521,900	
Annual Tax Payment related to SW	\$	-	\$	28,853	\$	213,796	
Annual Fee related to SW	\$	1,608	\$	26,596	\$	279,523	
Annual Fee with Max Credit of 40%	\$	965	\$	15,958	\$	167,714	





#### **Exempt Properties**

	Public Street/Roads/Median/Public Right-of-Way
	Undeveloped Land
	Rail Rights-of-Way
	City/County/Local Government
	Public Parks
	School Districts
	Federal Government
	No Properties are Exempt
	Agricultural Land
	Colleges/Universities
	Cemeteries
	Other
	Airports
	Faith Based Organizations
5	Direct Discharge to Water Body

	64%
	48%
	41%
25%	
20%	
19%	
19%	
19%	
16%	
15%	
13%	
11%	
8%	
7%	
5%	

# Fee Policy Decisions

- Should fees and credits vary between residential and non residential or just amount of impervious area? (Which fee structure option is preferred?)
- If an ERU based structure is preferred, should ERUs be tiered?
- Should all properties with impervious area receive a fee or is there a de minimus amount of IA that does not get billed?
- At what point should properties under initial development receive a bill?
- Should developed properties not directly served by stormwater facilities be billed?
- Should Township-owned properties be excluded from receiving a SW bill?
- Should any types of properties be exempt?



